

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

Exhibit 1 to Notices of Condemnation

Additional Notice for MVP Parcel No. NC-AL-089.000

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
Civil Action No. 1:21-cv-47-TDS-JLW

MOUNTAIN VALLEY PIPELINE, LLC,

Plaintiff,

v.

EASEMENTS TO CONSTRUCT,
OPERATE, AND MAINTAIN A
NATURAL GAS PIPELINE OVER
TRACTS OF LAND IN ROCKINGHAM
COUNTY, GUILFORD COUNTY, AND
ALAMANCE COUNTY NORTH
CAROLINA, *et al.*,

Defendants.

**NOTICE OF
CONDEMNATION**

TO: Feliciano Mares
550 Lakeside Cirle
Sunrise, FL 33326

PLEASE TAKE NOTICE that Plaintiff Mountain Valley Pipeline, LLC (“**MVP**”), by and through the undersigned counsel, hereby provides notice to you of the following, pursuant to Rule 71.1(d) of the Federal Rules of Civil Procedure:

1. MVP has filed an action in the United States District Court for the Middle District of North Carolina to condemn easements over and across certain property in North Carolina. The easements are necessary for MVP to

NC-AL-089.000

construct, operate, and maintain an interstate natural gas pipeline and related facilities and appurtenances (collectively, the “*Pipeline*”). The Pipeline has been approved by the Federal Energy Regulatory Commission (“*FERC*”) pursuant to an Order granting a Certificate of Public Convenience and Necessity dated June 18, 2020 (the “*Certificate Order*”).

2. You own or have an interest in property over which easements for the Pipeline are being taken by condemnation. The property is located in Alamance County and is more particularly described in Book 2369, Page 309; Book 2374, Page 95; Book 2351, Page 190; and Book 2351, Page 186 of the Alamance County Registry, and bears Alamance County Parcel Identification Number 141508, and is identified as MVP Parcel Number NC-AL-089.000. As shown on the map attached as Exhibit A, MVP seeks to acquire the following rights and easements over the property:

Temporary Workspace	1.25 acres
Additional Temporary Workspace	1.21 acres
Permanent Easement	1.24 acres
Total acres, more or less:	3.70 acres.

3. The authority for the taking is the Natural Gas Act, 15 U.S.C. § 717(h), and the Certificate Order.

4. The property is to be taken for the Pipeline, which FERC has declared a public convenience and necessity.

5. You may serve an answer on MVP's attorney within 21 days after being served with this Notice of Condemnation.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. The name of MVP's attorney is Charles E. Raynal, IV. Mr. Raynal's telephone number is (919) 828-0564 and his email address is charlesraynal@parkerpoe.com. Mr. Raynal can be served at Parker Poe Adams & Bernstein LLP, 301 Fayetteville Street, Suite 1400, Raleigh, North Carolina 27601. The names and contact information for additional attorneys for MVP are in the signature block below.

This the 22nd day of January, 2021.

PARKER POE ADAMS & BERNSTEIN LLP

/s/ Charles E. Raynal IV

Charles E. Raynal, IV

NC State Bar No. 32310

Michael J. Crook

NC State Bar No. 44322

301 Fayetteville Street, Suite 1400

Raleigh, North Carolina 27601

Tel.: (919) 828-0564 | Fax: (919) 834-4564

charlesraynal@parkerpoe.com

michaelcrook@parkerpoe.com

Katie M. Iams

NC State Bar No. 38368

620 S. Tryon Street, Suite 800

Charlotte, North Carolina 28202

Tel.: (704) 372-9000 | Fax: (704) 334-4706

katieiams@parkerpoe.com

Counsel for Mountain Valley Pipeline, LLC

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing was electronically filed with the Clerk of the Court by using the CM/ECF System. The undersigned further certifies that a copy of the foregoing will be served on the landowner shown above who can be personally served in accordance with Rule 4 of the Federal Rules of Civil Procedure.

This the 22nd day of January, 2021.

/s/ Charles E. Raynal IV

Charles E. Raynal, IV

PARKER POE ADAMS & BERNSTEIN LLP

301 Fayetteville Street, Suite 1400

Raleigh, North Carolina 27601

Counsel for Mountain Valley Pipeline, LLC

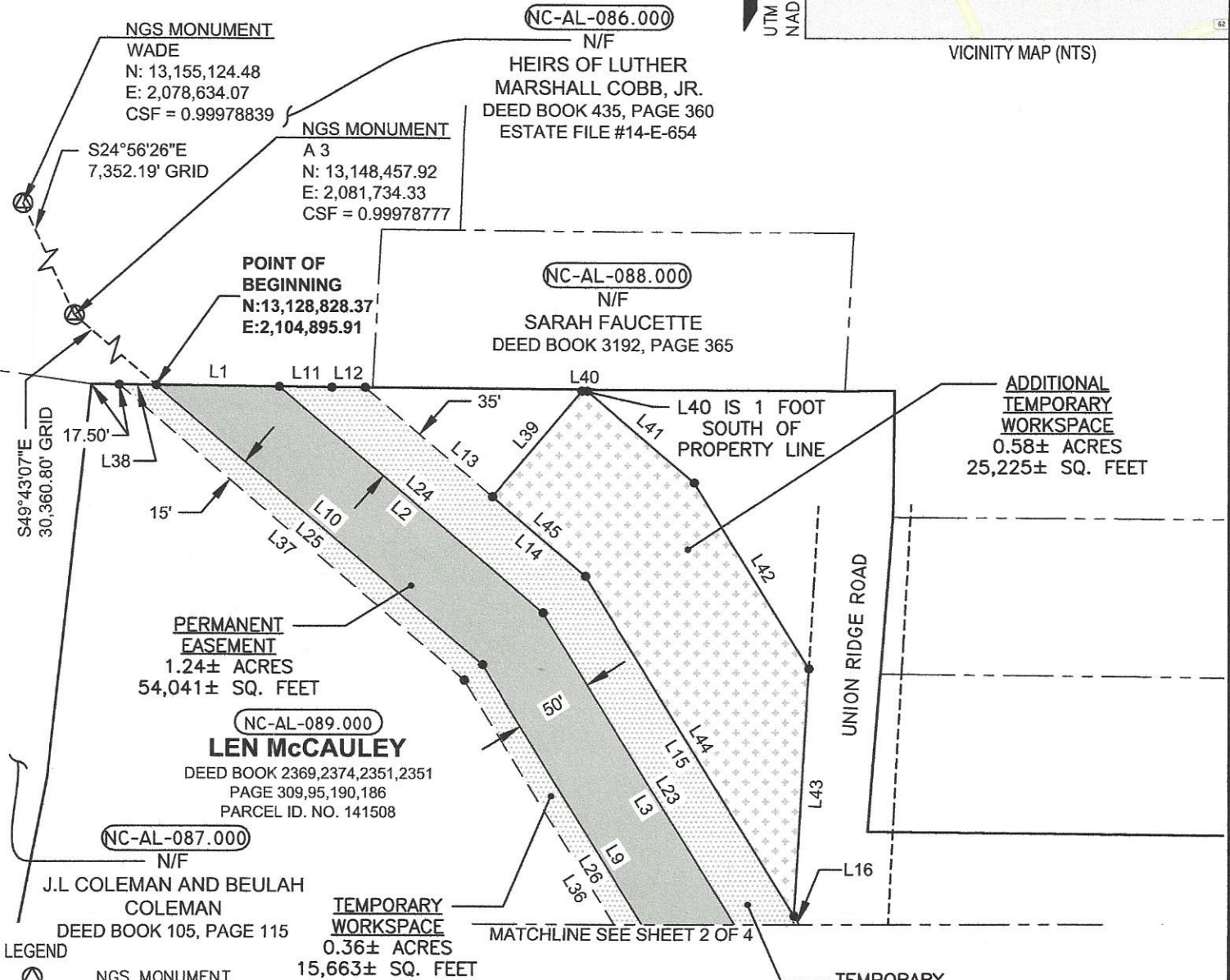
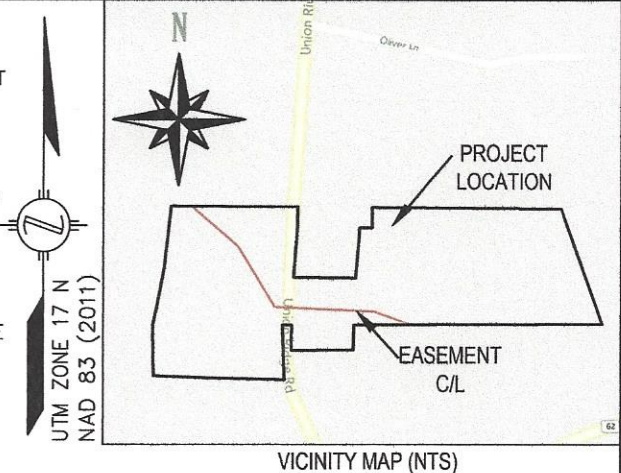
EXHIBIT A

Map of Easements

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186.
5. PARCEL ID: 141508
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.

EXHIBIT A



- LEGEND
- NGS MONUMENT
 - EIP EXISTING IRON PIPE OR PIN
 - OIPS IRON PIN SET
 - CP COMPUTED POINT
 - LINE NOT TO SCALE



- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 2369,2374,2351,2351 page 309,95,190,186) that the ratio of precision as calculated is 1:10,000+; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).
This 2nd day of May, 2020.

THOMAS WARNER KIMMEL, PLS
TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591

LAND OWNER INITIALS:
DATE:

AREA OF PERMANENT EASEMENT: 54,041± sq. ft. 1.24 ACRES
AREA OF TEMPORARY WORKSPACE: 54,482± sq. ft. 1.25 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE: 52,889± sq. ft. 1.21 ACRES
CENTERLINE OF ACCESS ROAD: 1,081± feet 65.52± rods
SEE SHEET 4 OF 4 FOR LINE TABLES & DETAILS

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF FAUCETTE
ALAMANCE COUNTY, NORTH CAROLINA

Mountain Valley
PIPELINE LLC

PIPELINE EASEMENT IN PROPERTY OF
LEN McCAULEY

NC-AL-089.000
DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186

Drawn By: AHP Chk'd By: App'd By: TRC Proj. No. 300423 Scale: 1"=100'
Drawn Date: 2/11/19 DD TWK Sheet: 1 OF 4 MVP Proj. No.

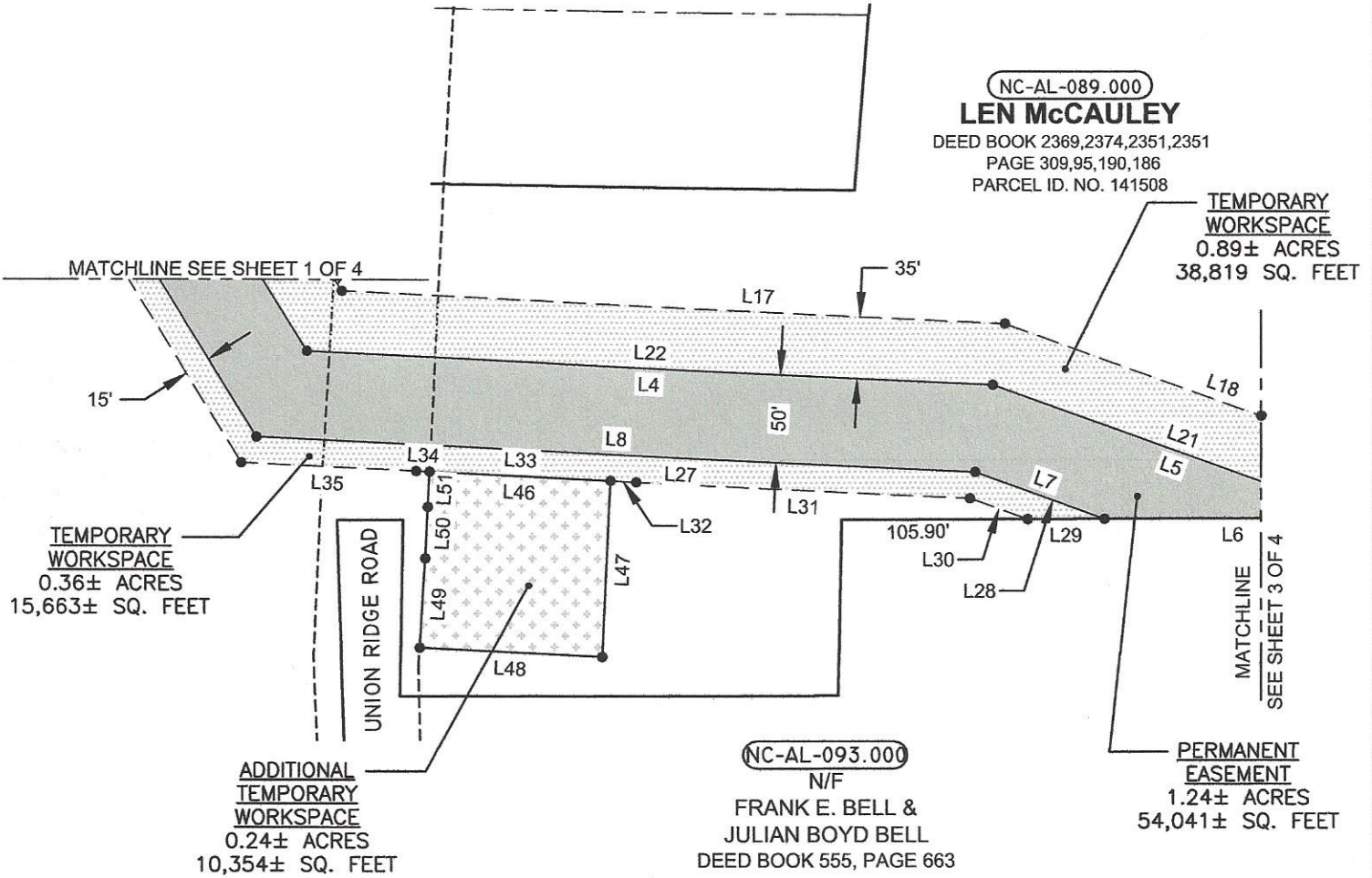
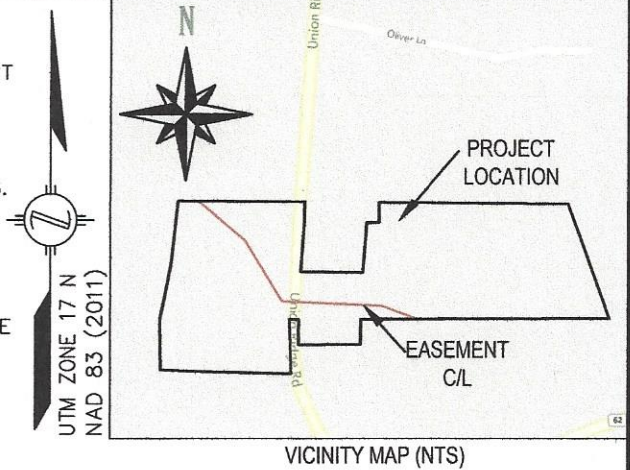
100 50 0 100
GRAPHIC SCALE IN FEET

No.	Date	Rev By	Description	Checked
3	3/13/2019	DJB	UPDATED OWNER INFO	DD
4	4/15/2020	DKD	UPDATED ROUTE	TWK
5	5/2/2020	DKD	UPDATED OWNER INFO	TWK

NOTES

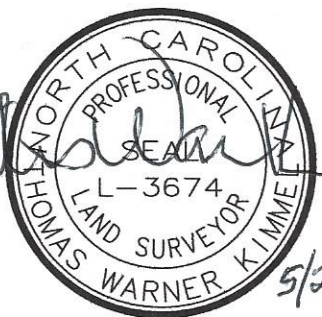
1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186.
5. PARCEL ID: 141508
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.

EXHIBIT A



LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE



LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

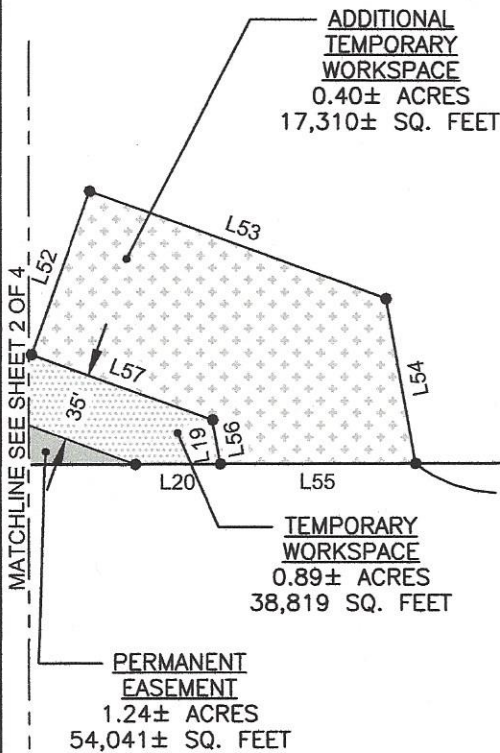
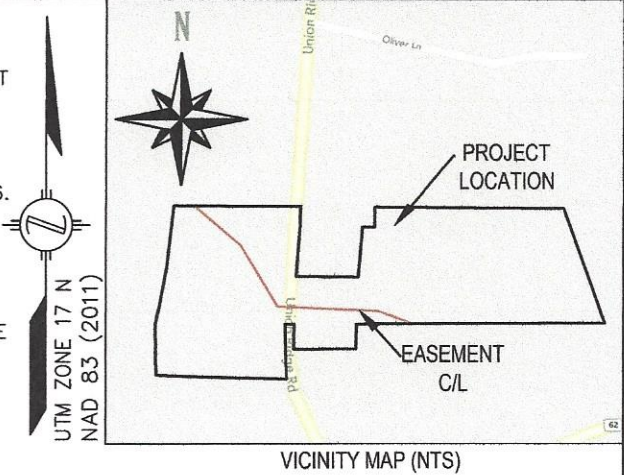
SEE SHEET 4 OF 4 FOR LINE TABLES & DETAILS

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF FAUCETTE ALAMANCE COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF LEN McCAULEY NC-AL-089.000 DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186				
Drawn By: AHP	Chk'd By: DD	App'd By: TWK	TRC Proj. No. 300423 Scale: 1"=100' MVP Proj. No. 2 OF 4	
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
3	3/13/2019	DJB	UPDATED OWNER INFO	DD
4	4/15/2020	DKD	UPDATED ROUTE	TWK
5	5/2/2020	DKD	UPDATED OWNER INFO	TWK
No.	Date	Rev By	Description	Checked

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 2369,2374,2351,2351, PAGE 309,95,190,186.
5. PARCEL ID: 141508
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.

EXHIBIT A



NC-AL-089.000
LEN McCAULEY
DEED BOOK 2369,2374,2351,2351
PAGE 309,95,190,186
PARCEL ID. NO. 141508

NC-AL-093.000
N/F
FRANK E. BELL & JULIAN BOYD BELL
DEED BOOK 555, PAGE 663

LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE



LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

SEE SHEET 4 OF 4 FOR LINE TABLES & DETAILS

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF FAUCETTE ALAMANCE COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF LEN McCAULEY NC-AL-089.000 DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186				
Drawn By: AHP	Chk'd By: DD	App'd By: TWK	TRC Proj. No. 300423	Scale: 1"=100'
Drawn Date: 2/11/19			Sheet: 3 OF 4	MVP Proj. No.
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
3	3/13/2019	DJB	UPDATED OWNER INFO	DD
4	4/15/2020	DKD	UPDATED ROUTE	TWK
5	5/2/2020	DKD	UPDATED OWNER INFO	TWK
No.	Date	Rev By	Description	Checked

EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°25'09"E	78.19'
L2	S49°39'58"E	219.90'
L3	S31°41'28"E	273.89'
L4	S87°19'36"E	391.45'
L5	S70°12'29"E	223.28'
L6	S89°47'59"W	146.24'
L7	N70°12'29"W	78.33'
L8	N87°19'36"W	410.30'
L9	N31°41'28"W	292.37'
L10	N49°39'58"W	272.10'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L11	S89°25'09"E	33.32'
L12	S89°49'19"E	21.23'
L13	S49°39'58"E	106.00'
L14	S49°39'58"E	77.59'
L15	S31°41'28"E	252.42'
L16	S31°41'30"E	8.54'
L17	S87°19'36"E	378.25'
L18	S70°12'29"E	258.49'
L19	S10°14'59"E	23.01'
L20	S89°47'59"W	44.11'
L21	N70°12'29"W	223.28'
L22	N87°19'36"W	391.45'
L23	N31°41'28"W	273.89'
L24	N49°39'58"W	219.90'
L25	S49°39'58"E	272.10'
L26	S31°41'28"E	292.37'
L27	S87°19'36"E	410.30'
L28	S70°12'29"E	78.33'
L29	S89°47'59"W	43.87'
L30	N70°12'29"W	34.84'
L31	N87°19'37"W	190.40'
L32	N86°44'14"W	14.83'
L33	N87°24'41"W	103.27'
L34	N87°19'37"W	7.58'
L35	N87°19'36"W	99.89'
L36	N31°41'28"W	297.91'
L37	N49°39'58"W	287.76'
L38	S89°25'09"E	23.46'


ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L39	N40°20'02"E	87.88'
L40	S89°44'24"E	3.46'
L41	S49°35'54"E	89.18'
L42	S31°43'28"E	138.43'
L43	S03°23'53"W	156.70'
L44	N31°41'28"W	252.42'
L45	N49°39'58"W	77.59'
L46	S87°24'41"E	103.27'
L47	S02°40'24"W	100.00'
L48	N87°19'36"W	104.32'
L49	N03°40'39"E	50.80'
L50	N02°51'57"E	29.04'
L51	N02°51'53"E	20.01'
L52	N19°47'31"E	89.76'
L53	S70°12'29"E	163.61'
L54	S10°14'59"E	86.58'
L55	S89°47'59"W	101.56'
L56	N10°14'59"W	23.01'
L57	N70°12'29"W	100.00'

SEE SHEET 1-3 FOR GRAPHICS AND LABELS



LAND
OWNER
INITIALS: _____

DATE: _____

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF FAUCETTE ALAMANCE COUNTY, NORTH CAROLINA			
			
PIPELINE EASEMENT IN PROPERTY OF LEN McCAULEY NC-AL-089.000 DEED BOOK 2369,2374,2351,2351 PAGE 309,95,190,186			
Drawn By: AHP 2/11/19	Chk'd By: DD	App'd By: TWK	TRC Proj. No. 300423 Sheet 4 OF 4
Scale: NTS MVP Proj. No.			
REVISIONS			
3	3/13/2019	DJB	UPDATED OWNER INFO DD
4	4/15/2020	DKD	UPDATED ROUTE TWK
5	5/2/2020	DKD	UPDATED OWNER INFO TWK
No.	Date	Rev By	Description Checked

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.